



FOR SALE

KELOWNA'S PRIME WATERFRONT SITE

3854 & 3858 TRUSWELL ROAD | KELOWNA

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL



PROPERTY DETAILS



MUNICIPAL ADDRESS
3854 & 3858 Truswell Road
Kelowna, BC



PID
026-978-784
027-045-773



LEGAL DESCRIPTION
Lot A Section 1 Township 25 Osoyoos
Division Yale District Plan KAP83125

Lot A Section 1 Township 25 Osoyoos
Division Yale District Plan KAP83730



ZONED
VC 1 in Cook Truswell Village
Centre Area



SITE AREA
1.295 Acres



LIST PRICE
\$10,988,000

OVERVIEW

This property offers a rare chance to secure one of the last premier waterfront mixed-use development sites in Kelowna, a city celebrated for its breathtaking natural landscapes, and vibrant, growing community. With inter- and intra-provincial migration driving population growth, the demand for premium waterfront accommodation and community amenities has reached critical levels. This site presents a compelling opportunity to address these challenges while shaping the future of the area with innovative, community-focused development

With a visionary approach, this property has the potential to become a landmark destination, seamlessly blending residential, commercial, and recreational spaces to meet the diverse needs of future residents and visitors.

FEATURES

EXTENSIVE DEVELOPMENT POSSIBILITIES

Spanning 1.295 acres with 153 feet of prime water frontage, this site offers an ideal layout for a variety of uses, including residential complexes, commercial hubs, or mixed-use high-rises. Its size and flexibility provide endless possibilities for creative designs that resonate with the area's needs.

PRESTIGIOUS LOCATION

Set in Kelowna's sought-after lower mission neighborhood, the property boasts panoramic views of Okanagan Lake and proximity to premier water amenities, making it a top destination for residents and tourists.

STRATEGIC ADVANTAGE

Located next to the Aqua Waterfront Village mixed-use project, the Hotel Eldorado and Manteo Resort, this site benefits from proximity to high-demand developments with record-setting condominium sales, a local historic hotel and resort along with a marina, boat club and many other waterfront amenities.

TOURISM-DRIVEN DEMAND

Situated in the heart of the Okanagan Lake tourism corridor, this redevelopment-ready property is perfectly positioned to cater to visitors while enriching the local economy and lifestyle. Developers can create a dynamic hub that blends leisure, commerce, and community in a way that defines Kelowna's future.



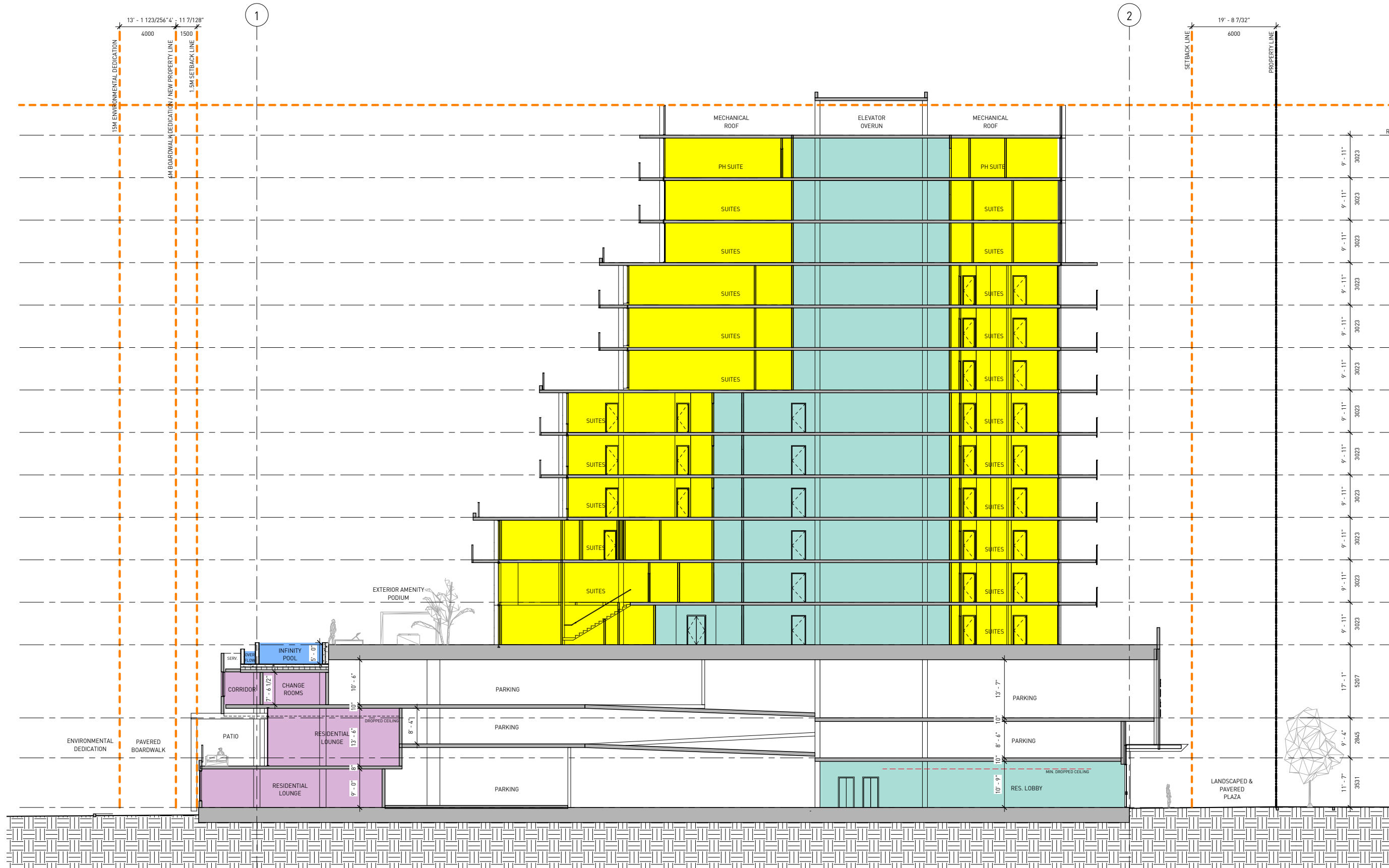
PROPOSED BUILDING PLANS



SITE PLAN



BLOCK PLAN



MOOD BOARD





STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

stevelaursen@rlkcommercial.com

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL

This disclaimer shall apply to Steve Laursen Personal Real Estate Corporation (PREC*), RLK Commercial, Royal LePage Kelowna Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors. This disclaimer shall also apply to Nicola Wealth, the landlord.

The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by Steve Laursen PREC*, RLK Commercial, or Nicola Wealth and Royal LePage Kelowna and Nicola Wealth do not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. Steve Laursen PREC* and Nicola Wealth do not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information.

The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from Steve Laursen PREC*.

Steve Laursen PREC* and the Royal LePage Kelowna logo are the service marks of Steve Laursen PREC* and Royal LePage Kelowna.

Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners.

All Rights Reserved.